



COMMERCIAL

PRIME COMMERCIAL PROPERTY IN CARROLLTON - IDEAL FOR LABORATORY OR OFFICE USE

1929 Old Denton Rd. | Carrollton, TX



LISTED BY **STEPHEN REICH GROUP** OF WILLIAMS TREW REAL ESTATE

PROPERTY SUMMARY

DESCRIPTION

This versatile commercial building offers a unique opportunity for business owners and investors in the heart of Carrollton, just minutes from I-35E. Currently operating as a cutting-edge laboratory, the property features an array of functional spaces to accommodate various professional needs. ****Property Highlights:**** - ****Layout:**** Multiple offices, specialized lab rooms, a comfortable lunchroom, and a long, narrow warehouse with a convenient overhead door for easy access. - ****Current Use:**** Home to CA Labs, an innovative technology solutions provider. The tenants have six months remaining on their lease and are interested in extending, making this an ideal investment opportunity with built-in rental income. - ****Features:**** 9-foot suspended ceilings, efficient gas-powered air conditioning systems, and thoughtfully designed workspaces tailored for productivity. - ****Location:**** Strategically positioned in a high-demand area of Carrollton, with excellent proximity to major transportation routes, making it ideal for distribution, client meetings, or research and development. Whether you're looking to expand your portfolio, establish your own lab or office, or maintain a reliable tenant, this property combines location, functionality, and potential. All furnishings and equipment belong to the Tenant. Contact us today to schedule a viewing or for more information about this outstanding opportunity!

LOCATION

CITY Carrollton
County Dallas

OFFER SUMMARY

List Price \$900,000
Lot Size 0.344 Acres
Utilities City Sewer, City Water

DIRECTIONS: From the President George Bush Turnpike, take the Sandy Lake Rd exit. Heading east on Sandy Lake, turn right on Old Denton Rd. Property will be on the right.

HIGHLIGHTS

6,050 SF
MULTIPLE OFFICES
LUNCHROOM
NARROW WAREHOUSE
9-FOOT SUSPENDED CEILINGS
STRATEGICALLY POSITIONED IN A HIGH-DEMAND AREA
ESTABLISH YOUR OWN LAB OR OFFICE

LISTING PRESENTED BY:



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WilliamsTrew 
A DIVISION OF EBBY HALLIDAY REAL ESTATE, INC.

LYNAE AMASON
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PROPERTY WEBSITE LINK:
stephenreichgroup.com/20784091



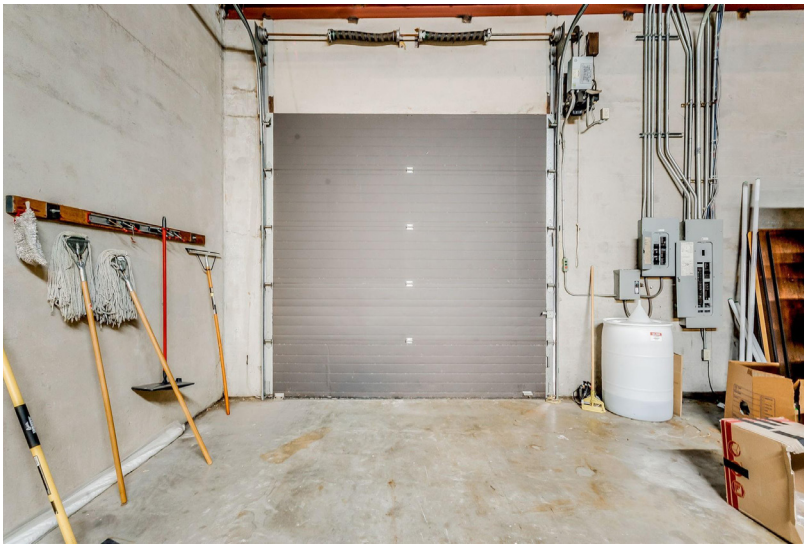
PROPERTY PHOTOS



STEPHEN REICH – 817.597.8884
LYNAE AMASON – 817.522.2897



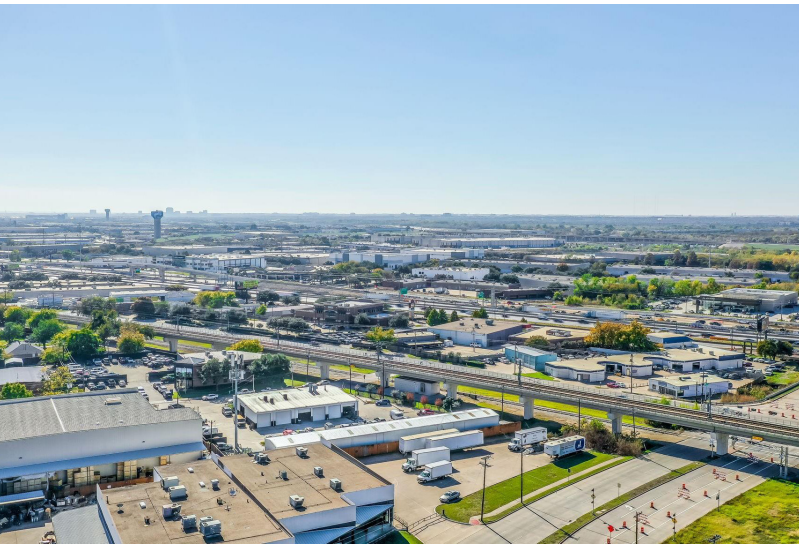
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AERIAL MAP



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